

PROPERTY OWNERS ASSOCIATION 9th AMENDED MANAGEMENT CERTIFICATE FOR
STABLEWOOD HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Stablewood
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Stablewood Homeowners Association, Inc.
4. Recording Data for Association: See Exhibit A in Document No. 20020311225 for the Full Description.
5. Recording Data for Declaration and any amendments: Master Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20020242530.

Declaration of Covenants, Conditions and Restrictions for Stablewood Planned Unit Development are filed under Document No. 20020311225.

Declaration of Use Restrictions for Stablewood Planned Unit Development Unit 1 is filed under Document No. 20020311226.

Declaration of Use Restrictions for Stablewood Planned Unit Development Unit 2 is filed under Document No. 20030062820.

Declaration of Use Restrictions for Stablewood Planned Unit Development Unit 3 is filed under Document No. 20030319583.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Stablewood Planned Unit Development Stablewood Farms Unit 2 is filed under Document No. 20030062819.

Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Stablewood Planned Unit Development Unit 3 is filed under Document No. 20030319582.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws were signed on the 29th of May, 2002.

Articles of Incorporation were filed with the Secretary of State on May 29, 2002.

Resolution No. 2005002 Violation Policy and Resolution No. 2005001 Collection Policy are attached to and filed with Book 15293, pg 1522

Resolutions/Policies: Filed under Book 15293, pg 1522

- Record Retention Policy
- Record Retention Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Collection Policy
- Architectural Guidelines

Resolutions/Policies/Guidelines: Filed at the County under Book 16652, page 595

- Collection Policy
- Violation Policy
- Record Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Guidelines for Drought Resistant Landscaping and Natural Turf
- Conflict of Interest Policy
- Guidelines for Flag Display
- Religious Items Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Guidelines
- Application of Payments Policy

Resolutions

Additional association documents are detailed on the Management Certificate filed under Doc# 20050240114

Resolutions signed on 9/15/2015 are filed under Document Number 20150195356:

Payment Plan Policy; Standby Electric Generators Guidelines; Electronic and Telephonic Action Policy; Solar Energy Device Guidelines

Billing Policy and Payment Plan Guidelines dated 10/12/2016 are filed under Doc# 20160206391.

Billing Policy and Payment Plan Guidelines dated 04/30/2018 are filed under Document No. 20180105155.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Stablewood Homeowners Association, Inc.

By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

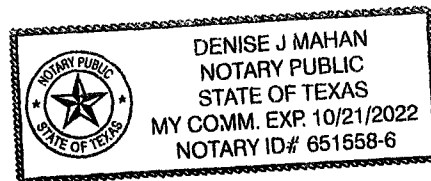
This instrument was acknowledged and signed before me on 1st

November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Stablewood Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210308896
Recorded Date: November 04, 2021
Recorded Time: 8:45 AM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:45 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk